

martin-thornton.com

01484 508000



**Spring View, Meltham
Holmfirth,**

£1,900 Per month

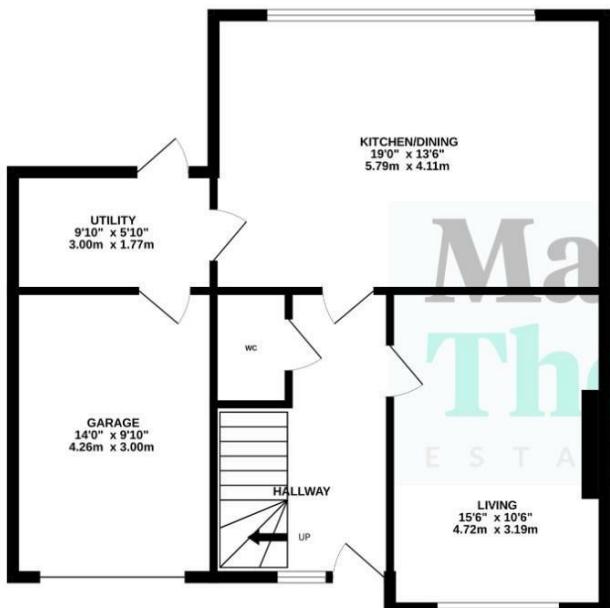
This superbly appointed four-bedroom detached family home is ideally placed for local amenities within the village centre, and is also on the edge of the National Park. The property is presented to a very high standard throughout, with superb attention to detail. The accommodation comprises an entrance hallway, downstairs WC, good sized living room, open-plan dining kitchen with fully integrated appliances and bi-folding doors to the garden, large utility and integral garage with automatic door. On the first floor are four bedrooms, the master with en suite, and house bathroom. The fourth bedroom is currently used as a dressing room with built-in furniture. There is gas-fired central heating, a comprehensive security system incorporating an infrared CCTV system, uPVC double glazing and underfloor heating to the ground floor (apart from the downstairs WC). The first floor has traditional radiators, although the en suite and house bathroom have electric under floor heating. Externally, there is extensive parking at the front of the property and a good sized enclosed rear garden, which is a real sun trap, along with an integral garage.

Spring View, Meltham Holmfirth,

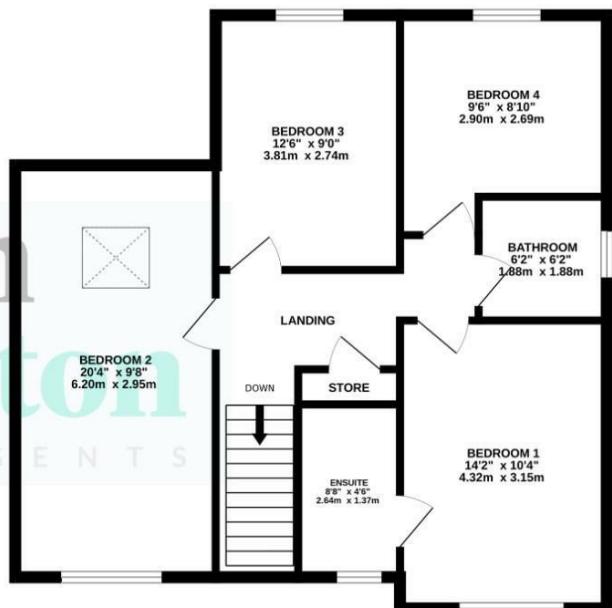


Floorplan

GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 1464 sq.ft. (136.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Entrance Hallway



A composite external door with opaque glazed panels gives access to the entrance hallway. The wide and very well appointed hallway is particularly light and bright, with a window adjacent to the entrance door. On the left is a stylish staircase with a timber handrail, glazed panels and useful storage beneath. There is LED ceiling lighting, an oak and glazed door leads to the dining kitchen and a further door leads to the downstairs WC. Of particular note is the Karndean flooring, which continues through the hallway and into the dining kitchen.

Downstairs WC



This room has half height wall tiling and floor tiling. There is a two-piece white suite comprising a low-level WC and a wall mounted hand basin.

Living Room



While the living room is carpeted, it does have under floor heating. The focal point of the room is a Dekton composite covering that covers the central portion of the wall, along with a fixed bracket for a flat screen TV. There is a reinforced unit with doors, serving as a media cupboard for appropriate wires and cables. There is LED lighting and a bank of uPVC windows to the front elevation.

Dining Kitchen



This room certainly has the wow factor for its overall size and particular attention to detail. The painted Mackintosh kitchen offers an array of on trend units to high and low levels with glass splashbacks. The worktops extend to create a large breakfasting area and there is a continuation of the Karndean flooring. There is a rectangular sink with mixer tap and a 70/30 integrated fridge, along with



Details

side-by-side Neff self-cleaning ovens with slide & hide doors, a multi-zone induction hob and a wide canopy filter hood above. There is also a double door, dual control wine fridge and a built-in dishwasher. uPVC windows overlook the enclosed rear garden and bi-folding doors provide access to the patio. The room can accommodate a good sized formal dining table and there is provision for a wall mounted flat screen TV. There is LED lighting and an oak door leads to the utility room.

Utility Room

There is a continuation of the Karndean flooring, along with wall cupboards and base units with granite working surfaces. This room houses the boiler for the gas-fired central heating system with a pressurised cylinder, and also the manifold for the under floor heating. There is a composite door leading to the garden and a door to the integral garage.

First Floor Landing

From the hallway, a staircase rises to the first floor landing. This has a large, useful storage cupboard, access to the loft space, LED lighting and a radiator.

Bedroom One



This double bedroom is positioned to the front of the property and has a broad uPVC window. The room can accommodate fitted or freestanding furniture and has a radiator. Being the master bedroom, this room has the benefit of its own en suite shower room.

Shower Room



There is a double shower cubicle with sliding door and overhead waterfall style shower fitting, as well as a hand held shower attachment, along with a wall mounted hand basin and low-level WC. There is floor tiling and half height wall tiling, LED ceiling lighting, an electric shaver point and an upright chrome ladder style radiator. The room has an opaque uPVC window.

Bedroom Two



This large double bedroom has a high angled ceiling and a skylight with concealed blind, along with a large uPVC window to the front elevation. There is provision for a wall mounted TV, LED lighting and a radiator.



Details

Bedroom Three



This rear facing double bedroom has a uPVC window overlooking the garden and a radiator.

Bedroom Four/Dressing Room



This double bedroom has been utilised as a dressing room with built-in furniture including wardrobes with hanging rails, overhead storage cupboards, drawers and a matching dressing table. There is LED ceiling lighting, a rear uPVC window and a radiator.

House Bathroom



There is a three-piece white suite comprising a panelled bath with curved shower screen and wall mounted shower attachment, a pedestal wash hand basin and a low-level WC with concealed cistern. There is a full width mirror and full height tiling around the bath area, with half height tiling to the remaining walls. There is LED lighting, an extractor fan, an opaque uPVC side window and an upright chrome ladder style radiator.

External Details



The property is set back from the road and is the upper house of three detached family homes. To the front of the property is side-by-side parking for three to four vehicles, depending upon size. The rear garden is enclosed and has external power, lighting and water. There is a full width Indian stone patio area, which can be accessed from the

Spring View, Meltham Holmfirth,

Details



bi-fold doors in the dining kitchen. There is a good sized lawned garden with a reinforced patio area, which could be the ideal location for a jacuzzi.

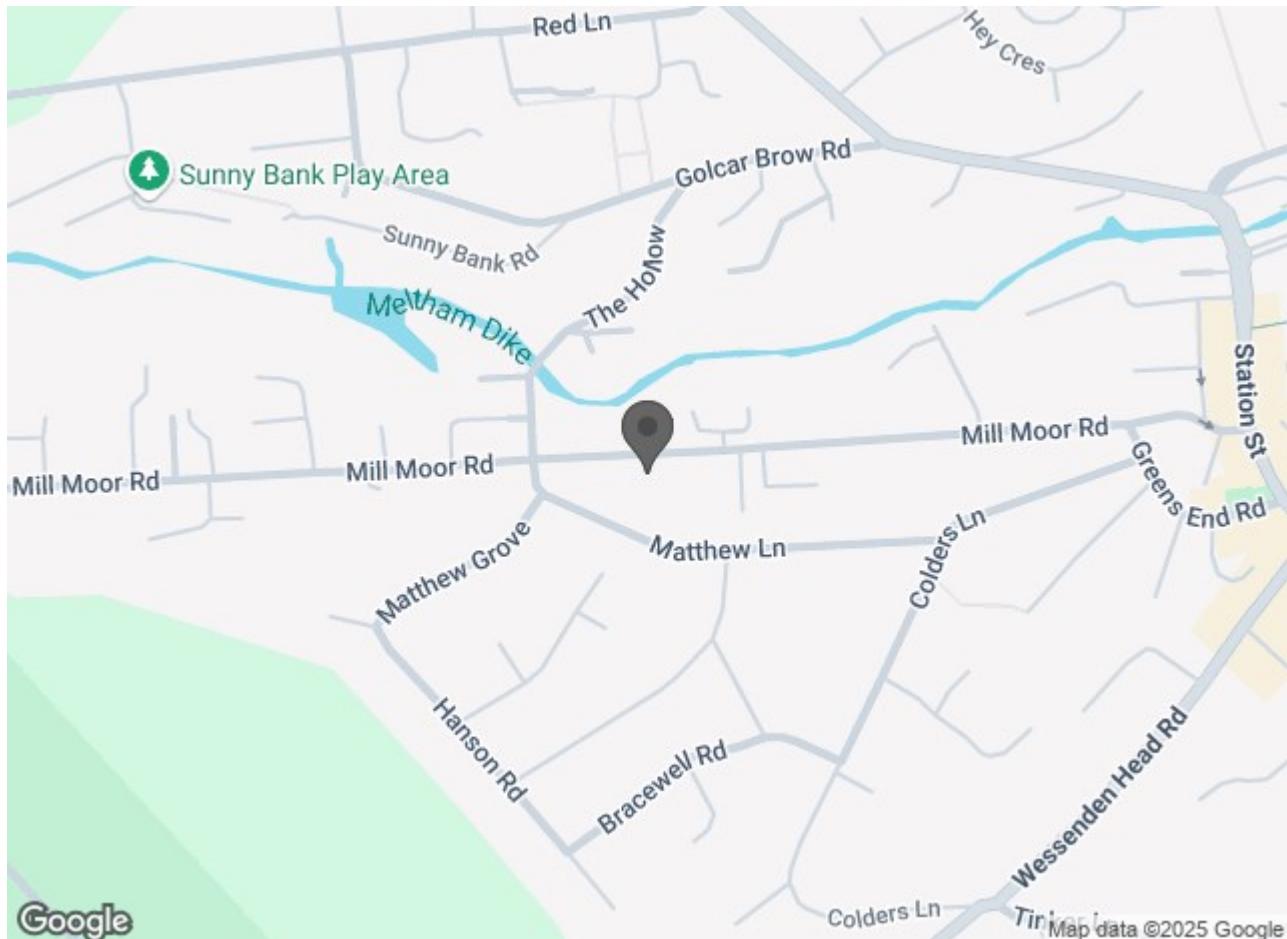
Garage

The integral garage has an automatic roll-over door, power and lighting. There is a personal door to the utility room.



Spring View, Meltham Holmfirth,

Directions



**Martin
Thornton**
ESTATE AGENTS

martin-thornton.com
01484 508000

**Spring View, Meltham
Holmfirth,**

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.